

140 West Street
6th Floor
New York, NY 10007
(212) 519-4717



Joseph A. Post
Deputy General Counsel – NY

September 13, 2017

Honorable Kathleen H. Burgess
Secretary
New York State Public Service Commission
Three Empire State Plaza
Albany, NY 12223

***Re: Matter 17-____ – Petition of Verizon New York Inc. for Orders of Entry
for 34 Multiple-Dwelling Unit Buildings in the City of New York***

Dear Secretary Burgess:

Enclosed please find the Petition of Verizon New York Inc. for Orders of Entry for 34 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 34 properties. Verizon requests that orders of entry be issued by the Commission directing the owner of each building to permit Verizon to install cable television facilities, as provided in Section 898.4(b)(9) of the Commission's Rules.

Each respondent named in the Petition has been served with a paper copy of the Petition and accompanying Exhibit 1. Due to its size, a paper copy of Exhibit 2 has not been provided to each respondent. Instead, Exhibit 2 has been posted on a public webpage and can be found at <http://www.verizon.com/nypscpetitions>.

Respondents: If you believe that your building was included in this Petition in error or you are now willing to allow installation of Verizon's cable television facilities, the quickest and most efficient way of letting us know is to send an email to 228correspondence@verizon.com. We will review and follow up on your email promptly. Please include in the email message your name, company, telephone number, email address and the address of the building (as it appears on Exhibit 1 of the Petition).

Respectfully submitted,

A handwritten signature in black ink that reads "Joseph A. Post".

Joseph A. Post

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 34 Multiple-Dwelling Unit Buildings in
the City of New York**

Matter 17-_____

PETITION FOR ORDERS OF ENTRY

Verizon New York Inc. (“Verizon”) respectfully submits this Petition for Orders of Entry, pursuant to 16 NYCRR § 898.4, allowing Verizon to install fiber-optic facilities to provide cable television service at 34 multiple-dwelling unit (“MDU”) buildings in the City of New York. In support of this Petition, Verizon states as follows:

Specific Location of the Properties

1. Verizon seeks to install fiber-optic facilities to provide cable television service at the 34 MDUs listed in Exhibit 1. Each MDU is a residential building; the address of each MDU is set forth in Columns B and C of Exhibit 1.

Owners and Agents

2. The names of the current owners and managing agents of each MDU are listed in Columns D, E, and F of Exhibit 1.

Description of the Work to be Performed

3. By this Petition, Verizon seeks permission to install fiber-optic facilities to provide cable television services to residents and businesses in each building. These fiber-optic facilities will also allow Verizon to provide voice telephony and broadband services in the building. Pre-installation surveys of each property have been completed. Column H of Exhibit 1 sets forth the type of installation that Verizon intends to use for each building.

Proof of Service of Notice of Intention to Install Cable Television Facilities and Service

4. After several unsuccessful attempts by Verizon to secure permission to start the proposed fiber-optic installation, each owner and/or managing agent received a letter from Verizon along with a Notice of Intent to Install Cable Television Facilities. Mailing dates of the notices for each building are set forth in Column G of Exhibit 1. Supporting documentation is provided in Exhibit 2.

Name of the Individual Responsible for Installation

5. Alyson Seigal, Verizon, 140 West Street, New York, NY, is the person primarily responsible for the proposed installations.

Indemnification

6. Verizon warrants that it will bear the entire cost of each installation. Verizon further warrants that it will indemnify the owner of each building for any damage that may be caused by Verizon in connection with the installation, and that it has insurance covering such installation, proof of which can be produced upon request.

Installation Work Will Be Conducted without Prejudice to the Owner's Right to Receive Just Compensation

7. The proposed installation work will be conducted without prejudice to any rights the owner of each MDU may have to receive just compensation in accordance with 16 NYCRR § 898.2.

Summary of Verizon's Efforts to Gain Entry to the Buildings

8. Verizon's formal efforts to gain entry to the identified properties are set forth in Column G of Exhibit 1. In addition to those efforts, Verizon has attempted to contact the owners and managing agents by telephone and/or e-mail to secure access to the properties, without success. Verizon has been unable to obtain access to install its facilities for reasons that may

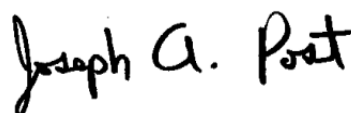
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work cooperatively with building owners and managing agents to obtain access, and will periodically advise the Commission of the progress of such efforts.

Opportunity for the Owner to Answer the Petition

9. The owner of each building listed on Exhibit 1 has twenty (20) days from receipt of this Petition to file an answer. The answer must be responsive to this Petition and may set forth any additional matters not contained herein.

WHEREFORE, Verizon respectfully requests that the Commission grant Verizon the relief requested herein and issue an Order pursuant to 16 NYCRR § 898.4 permitting Verizon to install cable television facilities at each building, together with such other relief as the Commission may deem just and proper.

Respectfully submitted,

A handwritten signature in black ink that reads "Joseph A. Post". The signature is written in a cursive, slightly slanted style.

JOSEPH A. POST
140 West Street, 6th Floor
New York, NY 10007
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: September 13, 2017

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
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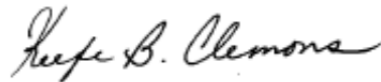
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AFFIRMATION OF KEEFE B. CLEMONS

Keefe B. Clemons, an attorney admitted to practice in the courts of the State of New York, affirms under penalty of perjury, pursuant to CPLR 2106, as follows:

1. I am an officer of the petitioner Verizon New York Inc.
2. I am not a party to this action.
3. To the best of my knowledge, based on information provided by employees of the

Petitioner and its affiliates, the foregoing Petition is true.



KEEFE B. CLEMONS

Dated: New York, New York
September 13, 2017

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

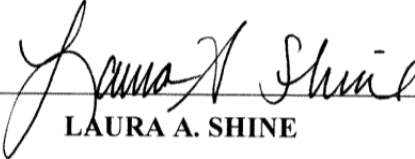
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 34 Multiple-Dwelling Unit Buildings in the City of New York was sent on September 13, 2017 by First-Class U.S. Mail to the persons on the attached Service List.

I declare under penalty of perjury that, to the best of my knowledge, the foregoing is true and correct.


LAURA A. SHINE

Dated: New York, New York
September 13, 2017

SERVICE LIST

510 Park Avenue Corp.
c/o Brown Harris Stevens Residential Management, LLC
Attn: Paul Ciaramella
770 Lexington Avenue, 5th Floor
New York, NY 10065

MSMC Residential Realty LLC
c/o Rose Associates, Inc.
Attn: Jay Schofield
200 Madison Avenue, 5th Floor
New York, NY 10016

Lex Gardens HDFC, Inc.
c/o Manhattan North Management Company, Inc.
Attn: Dennis Ovalle
107-129 East 126th Street, Management Office
New York, NY 10035

Lower East Side II Associates, LP
c/o CDC Management Corp.
Attn: Lucrecia Perez
1 Gateway Plaza, 2nd Floor
Portchester, NY 10573

56 7th Avenue, LLC
c/o Rose Associates, Inc.
Attn: Vincent Pedone
200 Madison Avenue, 5th Floor
New York, NY 10016

114 West 86th Street Realty, LLC
c/o A.J. Clarke Real Estate Corp.
Attn: Izabella Zilper
1881 Broadway, 4th Floor
New York, NY 10023

Logan Plaza LLC
c/o Park Management Inc.
Attn: Fernando Troche
571 East New York Avenue, #A
Brooklyn, NY 11225

Caroline Apartments Preservation, LP
c/o Related Management Company, LP
Attn: Stephanie Bembry
210 Sherman Avenue, Office
New York, NY 10034

Bella Vista Realty Corp.
Attn: Lisa Marie Sgouros
1706 Park Street, Office
Atlantic Beach, NY 11509

Kaplan Holdings LLC
Attn: Fatmir Krasniqi
P.O. Box 1170
Yonkers, NY 10704

D&J Realty of New York, LLC
c/o Katz Realty Group of NY, LLC
Attn: Kenny Rivera
45-17 Marathon Parkway
Little Neck, NY 11362

84th Associates, LLC
Attn: Kenneth Hacker
140 Crabapple Road
Manhasset, NY 11030

Royal Parking Corp.
c/o Arbeni Management Company Inc.
Attn: Tony Gecaj
2465 Arthur Avenue
Bronx, NY 10458

Z & R Bros. LLC
c/o Rugova Real Estate Management
Attn: Niman Rugova
2130 Williamsbridge Road
Bronx, NY 10461

PBP Realty Fund LLC
Attn: John Waterman
P.O. Box 630103
Little Neck, NY 11363

100 E 182nd Street HDFC, Inc.
c/o Fordham-Bedford Housing Corporation
Attn: Gerard Wollweber
2751 Grand Concourse
Bronx, NY 10468

1944 Loring Place HDFC
Attn: Jerome McCartney
1944 Loring Place South, #3A
Bronx, NY 10453

SCS Realty, LLC
c/o Progressive Management of N.Y. Corp.
Attn: Perry Parker
15 Verbena Avenue, #100
Floral Park, NY 11001

Sebco IV Associates LP
c/o Sebco Management Company Inc.
Attn: Gloria Allen
885 Bruckner Boulevard, 2nd Floor
Bronx, NY 10459

140 West 238th Street LLC
c/o Casablanca Management LLC
Attn: Monique Casablanca
217 West 231st Street, #3
Bronx, NY 10463

OLR LBCE HDFC, Inc.
c/o Reliant Realty Services, LLC
Attn: Vanessa Samuels
885 2nd Avenue, 16th Floor
New York, NY 10017

Vrbnik Realty LLC
c/o Bernic Management, LLC
Attn: Slavko Bernic
36 Maple Place
Manhasset, NY 11030

1602 Realty LLC
Attn: Kim Pittas
308 84th Street
Brooklyn, NY 11209

Burnside HDFC
c/o Fordham-Bedford Housing Corporation
Attn: Gerard Wollweber
2751 Grand Concourse, Ground Floor
Bronx, NY 10468

The Abbey Condominium
c/o Hoffman Management Corporation
Attn: Freddie Rodriguez
300 West 55th Street, #2S
New York, NY 10019

MSMC Residential Realty LLC
c/o Rose Associates, Inc.
Attn: Nicholas Pesola
200 Madison Avenue, 5th Floor
New York, NY 10016

243 Henry Street, LLC
c/o William Gottlieb Management Co., LLC
Attn: Neil Bender
544 Hudson Street
New York, NY 10014

The Baldwin, LLC
c/o Lawrence Di Giovanna & Sons, Inc.
Attn: Joanne Belcaro
357 Bay Ridge Parkway
Brooklyn, NY 11209

Dept. of Housing Preservation & Development
Attn: Cecilia Perez
518 West 161st Street, 1st Floor #2
New York, NY 10032

Eftihia Tzilianos
30-10 34th Street
Astoria, NY 11103

Gana Realty, LLC
Attn: Nick Sakalis
22-25 80th Street
Jackson Heights, NY 11370

Yorkshire Gardens Condominium
c/o Core Continental Management Corp.
Attn: Angela Ma
140-37 Cherry Avenue, #CA
Flushing, NY 11355

Palea LLC
c/o Dynatec Contracting Inc.
Attn: Anne Fonias
25-50 Crescent Street
Astoria, NY 11102

L&M 825 LLC
c/o Larstrand Corporation
Attn: Marc LaPointe
500 Park Avenue, 11th Floor
New York, NY 10022